



## Buyers Report

Station House Station Road, Caton, Lancaster, LA2 9QL

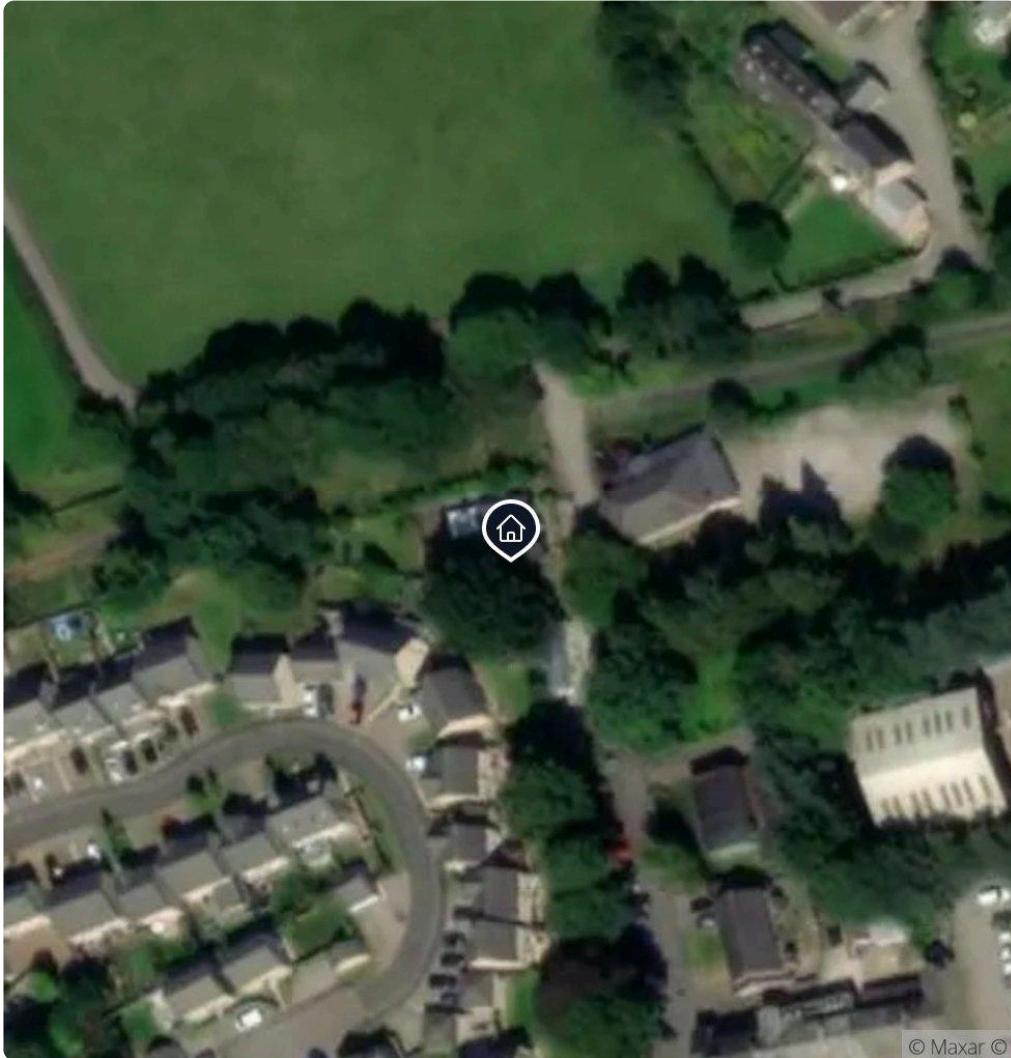
17th November 2025



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Best Estate Agent

Data you can rely on:





Tucked away at the end of a quiet cul-de-sac off Station Road, Station House is a historic single-storey home in Caton, once the Station Master's residence for the Lancaster–Wennington line. It now enjoys a peaceful setting by the Lune Valley cycle path, river Lune and open countryside, with village shops, pubs and amenities a short stroll away and Lancaster only a few miles to the west.

Inside, the layout is spacious and versatile, ready for full modernisation. There is a bay-fronted lounge with exposed beams and a stone fireplace, a kitchen open to the dining area, a conservatory overlooking the gardens, three bedrooms (two doubles and a single), an en-suite, further bathroom, separate WC and utility space.

Outside are extensive, private gardens to front and rear, a double garage and ample driveway parking. The property is freehold, Council Tax band D, with mains services, gas central heating (requiring updating) and vacant possession with no onward chain.

## Key Property Information



Estimated market value **£325,000**

Number of bedrooms **3 bedrooms**

Floor area **1,087ft<sup>2</sup>**

Number of bathrooms **2 bathrooms**

Plot size **0.29 acres**

Property type **Detached**

Title number **LAN302143**

Year built (predicted) **1865-1920**

### Tenure

Lease type **Freehold**

### EPC

No EPC available

### Council tax

Tax band **Band D**  
Estimated cost **£2,408 per year**  
Local authority **Lancaster**

### Utilities

Mains gas **Unknown**  
Wind turbines **Unknown**  
Solar panels **Unknown**  
Mains fuel type **Unknown**  
Water **Unknown**

### Build

Ask your agent for details

## Key Property Information



### Mobile coverage

EE coverage	<b>Okay</b>
O2 coverage	<b>Outstanding</b>
Three coverage	<b>Okay</b>
Vodafone coverage	<b>Good</b>

### Broadband coverage

Basic broadband	<b>19mb</b>
Superfast broadband	<b>80mb</b>
Ultrafast broadband	<b>N/A</b>
Overall broadband	<b>80mb</b>

### Outdoor space

Garden direction (est) **Southeast**

### Tree preservation orders

Tree preservation orders	<b>Yes</b>
Tree type 1	<b>lime</b>
Tree type 2	<b>multiple</b>

### Flood risk

Rivers and sea flood risk	<b>Very low</b>
Surface water flood risk	<b>High</b>

### Parking

**Garage**  
Lots of parking



### Restrictive covenants

Found

#### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

#### Why it's important

##### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

##### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

##### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

### Rights of way

#### There has been no rights of way found on the plot of this property

##### 0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

##### 0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

##### 0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

##### 0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 



## 🏠 National park

No restrictions found

### This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

#### 💡 Why it's important

##### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

##### Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

##### Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## 🛡️ Conservation area

No restrictions found

### This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

#### 💡 Why it's important

##### Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

##### Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

##### Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



Greenbelt land

No restrictions found

**This property is not on Greenbelt land**

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

**Restrictions**

Strict regulations limit new developments and property modifications, often requiring special permissions.

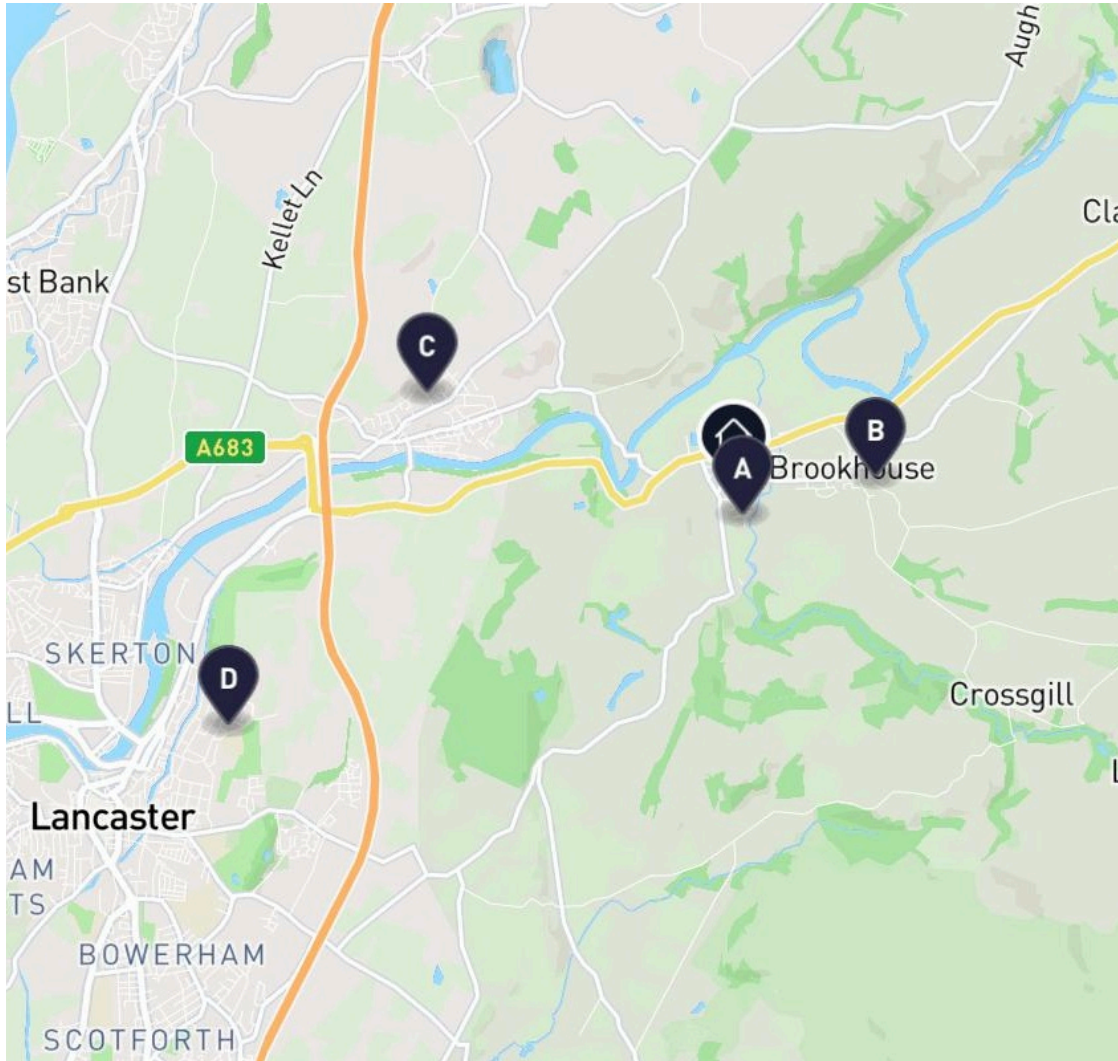
**Environmental Appeal**

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

**Value Implications**

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



- A** Caton Primary School  
0.43mi • Primary Good

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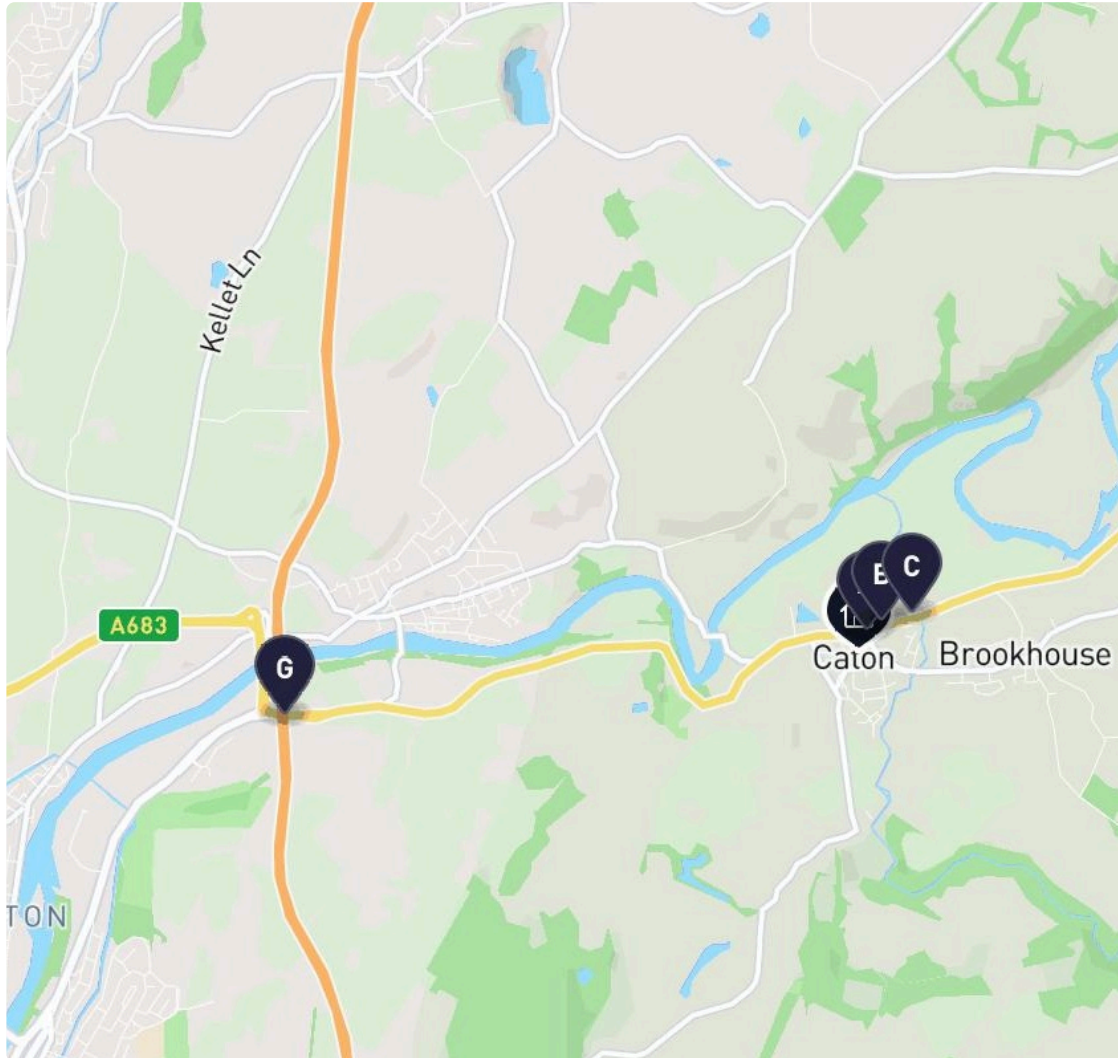
- B** Caton St Paul's Church Of England Primary School  
0.78mi • Nursery Good

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- C** St Wilfrid's Cof E Primary School  
1.62mi • Primary Good

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- D** Central Lancaster High School  
3.06mi • Secondary Good



- A** Station Hotel, Brookhouse Road  
0.09 mi • Bus stop or station

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- B** County Library, Hornby Road  
0.10 mi • Bus stop or station

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- C** Police Station, Hornby Road  
0.20 mi • Bus stop or station

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- D** Lancaster Rail Station  
4.09 mi • Train station

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- E** Carnforth Rail Station  
4.18 mi • Train station

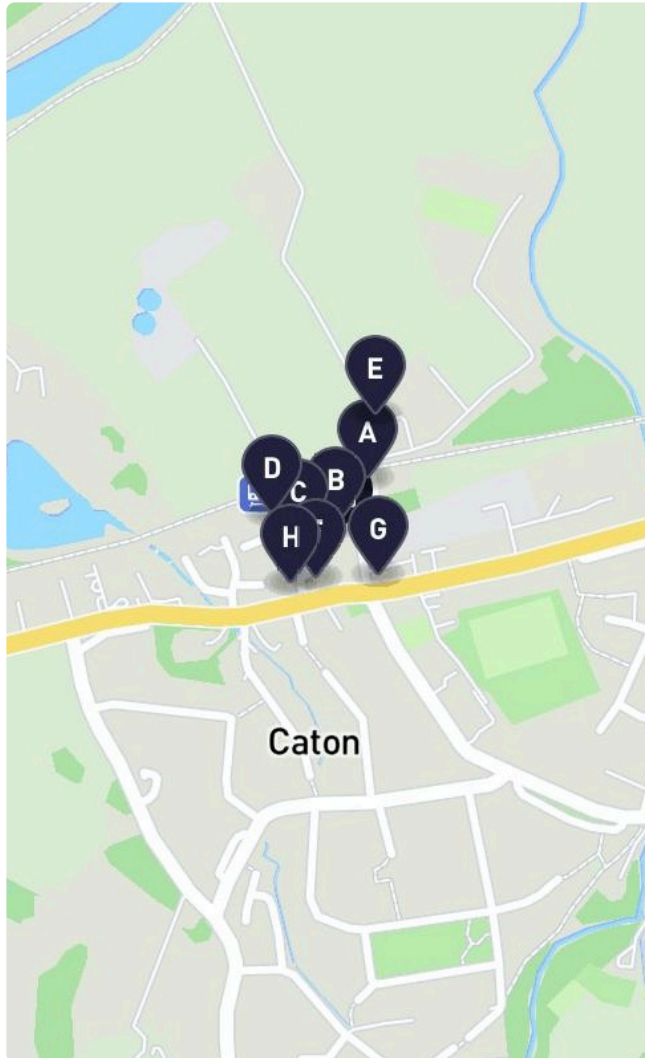
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- F** Blackpool International Airport  
24 mi • Airport

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- G** M6  
2.17 mi • Motorway

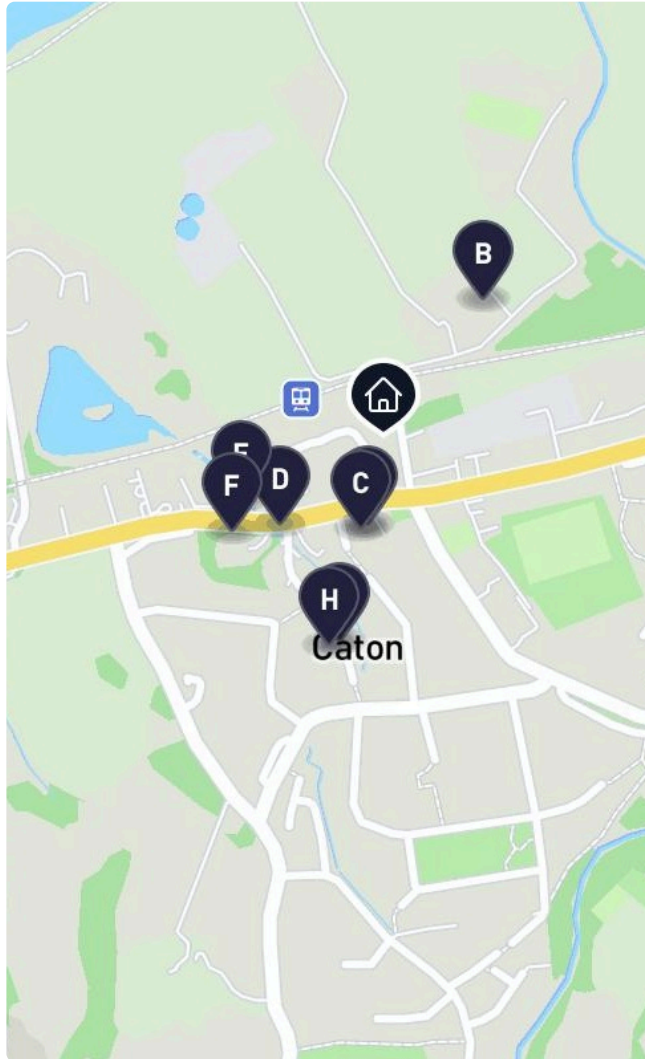
## Nearby Planning



- |                 |  |                 |  |
|-----------------|--|-----------------|--|
| <p><b>A</b></p> | <p>Church Of Our Lady Immaculate Station Road Caton Lancashire 98ft </p> <p>Erection of a single storey front and side extension and regrading of land</p> <p>Approved Ref no. 18/00603/FUL 29-05-2018</p> | <p><b>E</b></p> | <p>Ash House Barn Ball Lane Caton Lancaster Lancashire LA2 9QN 276ft </p> <p>Conversion of an existing barn to create a dwelling (C3) and associated landscaping works</p> <p>Approved Ref no. 23/01162/FUL 26-10-2023</p> |
| <p><b>B</b></p> | <p>10 Moor Platt Caton Lancaster Lancashire LA2 9BF 141ft </p> <p>Erection of a single storey rear extension</p> <p>Refused Ref no. 19/01425/FUL 16-01-2020</p>  | <p><b>F</b></p> | <p>2 Moor Platt Caton Lancaster Lancashire LA2 9BF 325ft </p> <p>Erection of a single storey rear extension</p> <p>Approved Ref no. 21/00278/FUL 15-03-2021</p>  |
| <p><b>C</b></p> | <p>11 Moor Platt Caton Lancaster Lancashire LA2 9BF 230ft </p> <p>Erection of a single storey rear extension and installation of a window to the side</p> <p>Approved Ref no. 23/00903/FUL 08-08-2023</p>  | <p><b>G</b></p> | <p>3 Hornby Road Caton Lancaster Lancashire LA2 9QW 335ft </p> <p>Construction of awning to the front elevation</p> <p>Approved Ref no. 23/00415/FUL 03-05-2023</p>  |
| <p><b>D</b></p> | <p>24 Moor Platt Caton Lancaster Lancashire LA2 9BF 256ft </p> <p>Erection of a single storey rear extension</p> <p>Approved Ref no. 20/00332/FUL 27-03-2020</p>   | <p><b>H</b></p> | <p>1 Moor Platt Caton Lancaster Lancashire LA2 9BF 377ft </p> <p>Erection of a single storey rear extension</p> <p>Approved Ref no. 22/00677/FUL 26-10-2022</p>  |



## Nearby Listed Buildings



**A** Grade II - Listed building 463ft

ROSE COTTAGE

04/10/67 List entry no: 1071784

**B** Grade II - Listed building 466ft

ASH HOUSE

07/03/85 List entry no: 1163950

**C** Grade II - Listed building 482ft

FARRAR HOUSE AND BARN ADJOINING TO WEST

04/10/67 List entry no: 1362477

**D** Grade II - Listed building 587ft

FISH STONES

04/10/67 List entry no: 1071783

**E** Grade II - Listed building 617ft

OLD POST COTTAGE

04/10/67 List entry no: 1362475

**F** Grade II - Listed building 712ft

CATON HALL

07/03/85 List entry no: 1362476

**G** Grade II - Listed building 879ft

GREENFIELD COTTAGE (FACING NORTH EAST TO LANE)

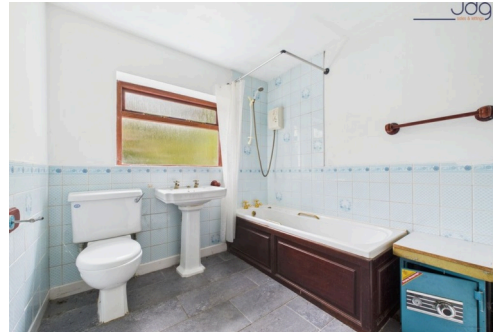
04/10/67 List entry no: 1362474

**H** Grade II - Listed building 899ft

GREENFIELD HOUSE

07/03/85 List entry no: 1071779





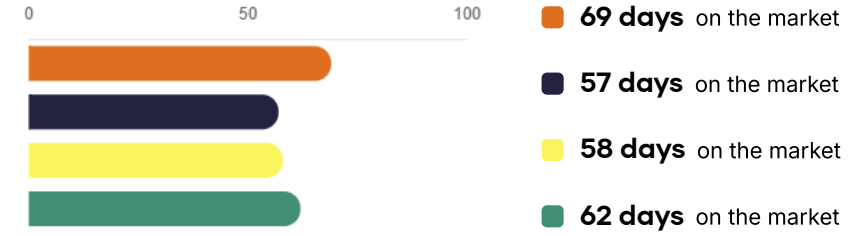




Average house price changes in the last year (Lancaster)

	Nov '24	Feb '25	May '25	Aug '25	Oct 25
Detached	£455k	£440k	£445k	£450k	£450k
Semi-Detached	£255k	£247k	£250k	£250k	£255k
Terraced	£202k	£196k	£199k	£200k	£200k
Flats/Maisonettes	£154k	£149k	£151k	£151k	£152k

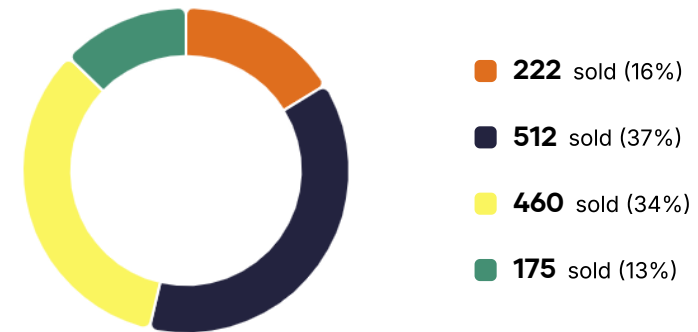
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



Volume of sold properties in the last 12 months (Lancaster)



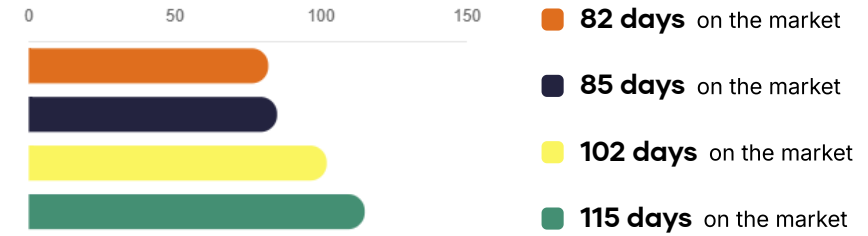
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



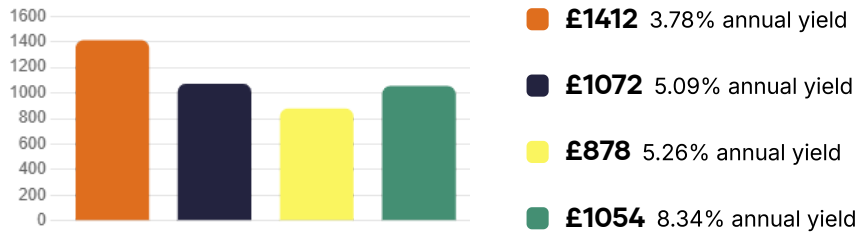
Average rental price changes in the last 12 months (Lancaster)

	Nov 24	Feb 25	May 25	Aug 25	Oct 25
Detached	£1411	£1100	£1649	£1556	
Semi-Detached	£886	£893	£1069	£1210	£1048
Terraced	£920	£828	£861	£888	£971
Flats/Maisonettes	£746	£829	£837	£749	£854

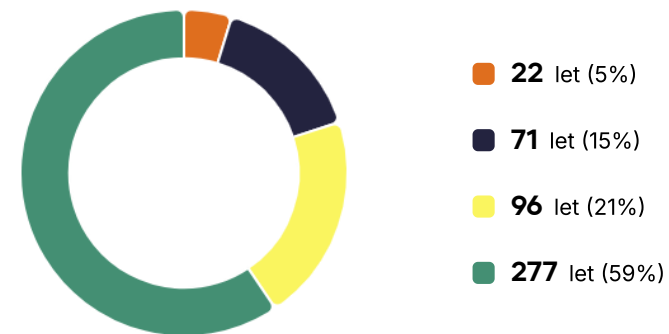
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



Volume of let properties in the last 12 months (Lancaster)



■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



## Welcome to JDG Estate Agents

Welcome to JDG Estate Agents, your trusted partner in Lancaster, Morecambe, and the surrounding areas since 1989. As the area's **\*\*only ethical estate agent\*\***, we are proud to combine our passion for property with a commitment to delivering exceptional service. We are experts in local knowledge and property data, using our insights to help clients make better-informed decisions. Whether it's understanding market trends, choosing the right price, or highlighting the hidden charms of a neighborhood, we love sharing our expertise to empower buyers and sellers alike. Our dedication to excellence has earned us more 5-star reviews than any other agent in the area as well as the honor of being the only local estate agent to win the prestigious EA Masters award two years... We are proven to achieve better results for you and your home!

## Testimonials



### Communication was exemplary

*" "Excellent, professional service provided from valuation to completion of sale. Communication was exemplary. Would use JDG again without hesitation. (retired Chartered Surveyor) " "*



Alan Cornthwaite

### All the staff are well trained

*" "Recently bought a house through JDG. Am so happy with my new home as it is wonderful and so peaceful. Pleased at how all the process went. All their staff are very well trained in giving excellent customer service and this shines through. Would recommend them to anyone. Thanks again to all the team in Lancaster. " "*



Mandy Blackwell

### Their team demonstrated unparalleled professionalism

*" I cannot say enough great things about JDG Estate Agents! From the very first meeting to the final closing, their team demonstrated unparalleled professionalism, expertise, and dedication. Selling a home can be a daunting process, but they made it as smooth and stress-free as it probably can be. Their deep understanding of the market, strategic approach...*



Carolina Seredenco

### The feedback and follow ups were commendable

*" JD Gallagher are an amazing team, from the first time we met them, we knew we were in safe hands. From beginning to end they hold your hand all the way, the viewings were second to none and there were a lot of them. The feedback and follow-ups were comendable, we couldn't fault them on anything at all, we have recommended them to everyone. O...*



Suzie Casey

### Simply the best estate agent I've ever dealt with....

*" "Excellent service from start to finish of house sale. JDG had clear processes in place for initial contact & excellent valuation & marketing. They are simply the best estate agent I've ever dealt with, and would recommend them to anyone selling or buying a house. " "*



Russell Humpage

### Best in the business

*" I couldn't be more happier with the JDG service that I got when I sold this year. It is the best in the business and class. Everything from initial instructions, pricing, advice, appointment and offer management was delivered effortlessly and with great customer focus. It made it all easy and seamless. What lovely people. The communication was...*



Lynn Sedgwick

## Get in touch

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Email **sales@jdg.co.uk**

Phone **01524 843322**

Website **<https://www.jdg.co.uk>**

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## Opening hours

Monday	<b>8:45am - 5:00pm</b>
Tuesday	<b>8:45am - 5:00pm</b>
Wednesday	<b>8:45am - 5:00pm</b>
Thursday	<b>8:45am - 5:00pm</b>
Friday	<b>8:45am - 5:00pm</b>
Saturday	<b>8:45am - 4:00pm</b>
Sunday	<b>Closed</b>





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